

March 14, 2001

TO: Mayor and City Council

FROM: Scott Norris, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting, March 13, 2001

The following item is scheduled for the March 20, 2001, City Council Meeting

Final Plat & Site Plan: Hillcrest Place Block A, Lot 1
Applicant(s): Hillcrest Othel. Ltd. and Standridge Companies

DESCRIPTION:

A convenience store with gas pumps on one lot on 1.5± acres on the southeast corner F. M. 720 (Main Street) and Hillcrest Road. Zoned Commercial-1. Neighborhood #13.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

Final Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan

Staff approval of the landscape and screening plans.

SN/sg

cc: Stacy Standridge 214-363-1997
Weir and Associates 817-467-7713
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3B

Final Plat & Site Plan: Hillcrest Place Block A, Lot 1

Applicant(s): Hillcrest Othel. Ltd. and Standridge Companies

Description:

A convenience store with gas pumps on one lot on 1.5± acres on the southeast corner F. M. 720 (Main Street) and Hillcrest Road. Zoned Commercial-1. Neighborhood #13.

Remarks:

The site plan shows a 2,940 square foot convenience store with six pump islands. F. M. 720 (Main Street) and Hillcrest Road provide access to the property. The site plan conforms to the approved the preliminary site plan. Cross access is provided to the adjacent properties. Parking and landscaping are adequate. The site plan shows City project that includes the left turn lane that will be constructed serving east bound Main Street traffic turning south on Hillcrest Road.

The conveyance/final plat subdivides the property in to three tracts and dedicates the necessary easements for development of lot 1.

For informational purposes, the applicant provided elevations that show the canopy to have a pitched roof and all vertical elements to be incased by brick. It is anticipated that the future phases of the retail center with match this building.

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